

Gallo, Noel

From: Kathy Rothberg
Sent: Thursday, May 01, 2014 2:09 PM
To: Gallo, Noel; Kaplan, Rebecca
Subject: Former Miller Library Building

Greetings Councilman Gallo,
I hope you are well.

I wish to follow up with you about our brief conversation about the former Miller Library site. I went to visit (outside area) of the property the afternoon after we met.

That day it so happened that Omar Yassin from Biblioteca Popular was on the grounds and one or two other community members. We had a very interesting conversation. This was the first time I met them.

LFCD and our friends East Bay Asian Local Development would like to take you up on your offer about trying to set up-schedule an inside look of the building.

LFCD is very interested to redevelop the former library with the active participation of the community. It would be ideal to create another CARE model center (Cultural, Arts, Recreation, Education) job and technology training center. We are also open to the garden use aspects of the facility and of course other aspects too.

In speaking with Aida Chan from Councilwoman Rebecca Kaplan's office 2 weeks ago, I understand that there are a lot of structural issues and that there is a Carnegie deed restriction on the use of the facility namely that it has to be for public use-maybe library?

We would like to approach the Carnegie family-Trust for assistance. This family does not typically give to the poor and prefers ideas and ventures.

We are working with our contacts to see whom might have a connection to the Carnegie Trust. I will be going to Denver in June to the All American City civic award that was originally founded by Andrew Carnegie. Maybe I can find a connection there.

I will order a preliminary title report on the property. If city staff has any reports whether structural related or otherwise that we can get we would appreciate it.

Please let me know how best to proceed on getting access and setting that appointment.

Thank you.

Kathy Chao Rothberg

Ordaz, Karely

From: Nguyen, Ricky
Sent: Saturday, March 15, 2014 10:17 AM
To: Ordaz, Karely
Cc: Cropp, Yvonne
Subject: RE: King's Boxing Gym: Street Sweeping?

Good morning,

Please be advised our staff had been advised to provide the exemption for street sweeping enforcement at this location for today.

Thanks.

Ricky Nguyen
Parking Enforcement Supervisor Ic
510-238-2084

From: Cropp, Yvonne
Sent: Friday, March 14, 2014 4:29 PM
To: Nguyen, Ricky
Subject: Fwd: King's Boxing Gym: Street Sweeping?

Hi Ricky
Will you please make sure technicians do not ticket street sweeping
and respond to this email
Thanks

Sent from my iPhone

Begin forwarded message:

From: "Ordaz, Karely" <KOrdaz@oaklandnet.com>
Date: March 14, 2014 at 4:24:53 PM PDT
To: "Cropp, Yvonne" <YCropp@oaklandnet.com>
Cc: "Foster, Frank" <ffoster@oaklandnet.com>, <[REDACTED]@aol.com>
Subject: FW: King's Boxing Gym: Street Sweeping?

Hi Yvonne,

Can you give me a call? I'm trying to figure out whether or not there will be any street sweeping tomorrow in the area around King's Boxing Gym. I spoke with Frank Foster and he informed me that he can easily inform his crew not to go to the area, but suggested I speak with you to confirm that there won't be someone issuing tickets.

I also left you a voicemail.

Thank you,

Karely

From: Gallegos, Larry
Sent: Friday, March 14, 2014 1:57 PM

9/26/2014

To: Ordaz, Karely
Cc: Foster, Frank
Subject: RE: King's Boxing Gym: Street Sweeping?

Hi Karely,
You might want to double check with Frank and company to see if everything is set for tomorrow.
Thanks,
Larry

From: Ordaz, Karely
Sent: Friday, March 14, 2014 11:46 AM
To: Gallegos, Larry
Subject: King's Boxing Gym: Street Sweeping?

Hi Larry,

I'm following up on my voicemail. Can you confirm that there will be no street sweeping tomorrow at or around King's Boxing Gym?

Thanks!

P.S. I'll get back to you about scheduling the walk through of the Miller Library. I apologize for the delay.

Thanks!

Karely M. Ordaz
Policy Analyst & Constituent Liaison
Councilmember Noel Gallo
City of Oakland, District 5
1 Frank H. Ogawa Plaza
Oakland, CA 94612
Phone: (510) 238-6126
Fax: (510) 238-6129
Main Line: (510) 238-7005
www.galloforoakland.com

<mime-attachment>

Ordaz, Karely

From: Gallo, Noel
Sent: Thursday, August 22, 2013 11:38 AM
To: Ordaz, Karely; District 5 E-mail (Intern)
Subject: FW: Urban Releaf

-----Original Message-----

From: Urban Releaf [mailto: [REDACTED]@yahoo.com]
Sent: Wed 8/21/2013 11:03 AM
To: Gallo, Noel
Subject: Urban Releaf

Noel,

We are very much still interested in the Miller Library and we have a ton of support for it. We will do whatever it takes to help secure funding and put in place programs that will make you proud! The last time I looked in there someone had spray painted the beautiful wood. Can we meet to discuss next steps?

Thank you also for supporting our membership drive. We are looking for potential sponsors for the event please let me know if you have any recommendations.

Best,
Kemba

Urban Releaf
835 57th Street
Oakland, CA 94608
(510) 601-9062
www.urbanreleaf.org

From: "Gallo, Noel" <NGallo@oaklandnet.com>
To: Urban Releaf < [REDACTED]@yahoo.com>
Sent: Tuesday, August 20, 2013 1:07 PM
Subject: Re: Urban Releaf

Hello Ms. Kamba, Yes, thank you for the invitation. Last week I had a walk through of the Miller Library site and thought of you. It needs some work, are you still interested.
Noel Gallo

On Aug 20, 2013, at 9:27 AM, "Urban Releaf" < [REDACTED]@yahoo.com> wrote:

>

>

>Dear Noel,

>

>We are having our 15th Anniversary Celebration and Membership Appreciation Party at the Oakland Museum on October 4th from 5:30 to 9:30pm. I would be honored if you could participate as part of our host committee.

>
> Members can assist in the following ways:
> * Speak at our event
> * Donate a gift for the silent auction
> * Promote the event to your network
> * Encourage membership sales during the event
> Thank you,
>
> Kemba
>
> Urban Releaf
> 835 57th Street
> Oakland, CA 94608
> (510)
 601-9062
> www.urbanreleaf.org
>
>

Ordaz, Karely

From: Minor, Derin
Sent: Thursday, August 08, 2013 5:26 PM
To: Curiel, Stephen; Elliott, Greg
Cc: Ordaz, Karely; District 5 E-mail (Intern)
Subject: RE: Walk Through at Miller Library- Councilmember Gallo
Stephen and Greg,

Please see the email below from Council Member Gallo's office. Can you please let me know which date will work for you to tour the Miller Library. I would like to get back to him ASAP, thank you!

Derin

From: District 5 E-mail (Intern)
Sent: Thursday, August 08, 2013 11:13 AM
To: Minor, Derin
Cc: Ordaz, Karely
Subject: Walk Through at Miller Library- Councilmember Gallo

Hello Derin,

I am responding to you on behalf of Claudia since she is now on maternity leave. Councilmember Gallo is still very interested in the tour of Miller Library site.

Listed Below, are dates he is available:

- Monday August 12th at any time
- Wednesday August 14th at 2 pm
- Thursday August 15th at 2pm
- Monday August 26th at 11am

He will be accompanied by one or two members of his staff.

Thank you.

Amanda Gallo
District 5 Intern
510-238-7005

From: Burgos, Claudia (was Jimenez)
Sent: Thursday, August 01, 2013 5:34 AM
To: District 5 E-mail (Intern)
Cc: Ordaz, Karely
Subject: Fwd: Walk-through at Miller Library

Galy/Amanda
Please run this by Noel. Get the info Derin needs and please get back to him to coordinate the tour, thanks.

9/26/2014

Claudia Burgos
Sent from my iPhone

Begin forwarded message:

From: "Minor, Derin" <dminor@oaklandnet.com>
Date: August 1, 2013, 1:34:47 AM PDT
To: "Burgos, Claudia \"(was Jimenez)\" <cburgos@oaklandnet.com>
Cc: "Curiel, Stephen" <SCuriel@oaklandnet.com>
Subject: Walk-through at Miller Library

Claudia,

I was asked to coordinate with you to set up a walk-through at the closed Miller Branch Library. I have asked Risk Management to clear the building to ensure it is safe to perform the walk-through, can you tell me how many people will attend and if they are all City staff. Also can you please provide a few dates and times that work for Council Member Gallo. I am off on Friday but next week is pretty much open.

Please let me know what works, Thank you!

Derin Minor

Facility Services Manager

City of Oakland | 250 Frank H. Ogawa Plaza, Suite 1329 | Oakland, CA 94612

(510) 238-3998 | (510) 238-7363 FAX

dminor@oaklandnet.com | <http://www2.oaklandnet.com/>

Like Oakland on Facebook! <http://fb.me/CityofOakland>

Follow @ChooseOakland or @OaklandPubInfo on Twitter!

Oakland Ranked #5 Place to Visit in the World!

New York Times, January 2012 <http://bit.ly/GB3s8f>



Ordaz, Karely

From: Burgos, Claudia (was Jimenez)
Sent: Wednesday, July 24, 2013 12:17 PM
To: Ordaz, Karely
Subject: Fwd: Miller Library
 Pls print for NG

Claudia Burgos
 Sent from my iPhone

Begin forwarded message:

From: "Garzon, Gerard (Gerry)" <gggarzon@oaklandlibrary.org>
To: "Burgos, Claudia (was Jimenez)" <cburgos@oaklandnet.com>
Subject: RE: Miller Library

Claudia - here's the fact sheet on Miller. Below, we had some questions from Ada Chan on this during the Occupy takeover of Miller and Mike gave a rough upgrade costs in 2012 dollars. ggg

Gerry Garzon
 Interim Library Director
 Oakland Public Library
 Note New Phone No. 510.238.6608
 510.238.2232 (fax)
gggarzon@oaklandlibrary.org
 Oakland Public Library - Delight. Inspire. Inform.
 Oakland Ranked #5 Place to Visit in the World!
 New York Times, January 2012 <http://bit.ly/GB3s8f>

-----Original Message-----

From: Garzon, Gerard (Gerry)
Sent: Tuesday, July 23, 2013 5:58 PM
To: Burgos, Claudia (was Jimenez)
Cc: Garzon, Gerard (Gerry)
Subject: Miller Library

Claudia - haven't forgotten this. I'll get it out tomorrow morning. Thx. ggg

Sent from my iPhone

From: Neary, Mike
Sent: Wednesday, August 22, 2012 3:13 PM
To: Chan, Ada
Cc: Garzon, Gerard (Gerry); Soo Hoo, Lily; Lau, David W; Troyan, Vitaly; Levin, Brooke A.
Subject: RE: miller avenue library question

Ada, the only detailed information we have for this building is a very old proposal (from 1995) from our previous Architectural Services Division for \$2.3 million. I don't know all the assumptions that went into that estimate, but this is an historic, unreinforced masonry building that needs significant upgrades to meet current life safety and accessibility code.

We believe a planning level estimate of at least \$700 per square foot should be used for this type of work. At 8660 square feet, that would put the rough cost to upgrade this building at \$6 million.

This is not on any current capital improvement list.

Let me know if this answers your question.

Michael Neary, P.E.
 Assistant Director
 Department of Engineering & Construction
 City of Oakland | Public Works Agency | APWA Accredited Agency

This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachments.

From: Chan, Ada
Sent: Tuesday, August 21, 2012 4:58 PM
To: Neary, Mike
Subject: miller avenue library question

Hi Mike -

Do we have an internal estimate of what it would take to get the Miller Avenue library functional/up to code?
 As we get calls I'd like to be able to get people real about what it would take to get this historic building up to code.
 Without wasting real estate's time touring every random call.

Ada

9/26/2014

Ada Chan, Policy Analyst for
Oakland City Council Member Rebecca Kaplan
1 Frank Ogawa Plaza
Oakland, California 94612

Phone: (510) 238-7083

Cell: [REDACTED]

CEDA STAFF

Real Estate Services

LEA STAFF/LIBRARY

SUBTOTAL COSTS:

ADDITIONAL SITE-READING

- Fees, testing, and inspection
- Architectural fees
- Hazardous materials removal
May have fuel oil tank still
Did Temescal & Golden
- New sprinkle system

SUBTOTAL COSTS:

APPROXIMATE TOTAL

COST ESTIMATE

The following cost estimate represents the probable construction cost for the seismic upgrade (per this report done in 2000) of the Oakland Public Library. Costs for accessibility improvements and allowances for mechanical, electrical, plumbing, and fire protection work relating to the seismic work are included.

Structural Improvements	
Mandatory Base Estimate (Roof access)	\$ 152,048
Voluntary Base Estimate (Interior gunite walls, includes mandatory work)	\$ 461,213
ADA Improvements	
ADA Base Estimate (Exterior elevator at rear/reading room)	\$ 537,498
Construction Costs	\$1,151,759

Please note that these figures are based on the figures contained in the March 1995 Moll & Tam report. To partially account for inflation the figures have been increased 5% per year over a six-year period and include a 20% design contingency, 10% contractor's overhead, and 10% general conditions.

LIKELY ADDITIVE ALTERNATES

a. Foundation and landscaping	\$ 70,000
b. New Furnace	\$ 40,000
c. New Resilient floor	\$ 50,000
d. Upgrade data & wiring	\$ 100,000
e. Theft detection	\$ 17,000
f. Historic lighting	\$ 15,000
g. Drinking fountain	\$ 5,000
h. Hike rock	\$ 2,000
SUBTOTAL COSTS:	\$ 299,000

CONSTRUCTION CONTINGENCY -15% (Base & Alternates) \$217,613

PUBLIC WORKS STAFF

Project Management	\$ 25,000
Contract Compliance	\$ 40,000
PWA/Arch. Svcs.	\$ 30,000
PWA/Env. Svcs.	\$ 2,000
PWA/Contd.	\$ 100,000
Public Art @ 1.5%	\$ 17,276
SUBTOTAL COSTS:	\$ 214,276

W004.001 MILLER, A/E/C/A PAGE SHEET 1/2/14

Seismic Strengthening Requirements**1. Mandatory Retrofit Requirements**

- a. The mandatory retrofit recommendation in the report details the minimum upgrade requirements allowed in accordance with City of Oakland Ordinance No. 11613.

The result of these requirements as they apply to the Oakland Public Library is as follows:

- a. New wall ties at the roof and floor
- b. New bracing of the unreinforced masonry chimneys

2. Voluntary Retrofit Requirements

Voluntary retrofit requirements are also specified in Ordinance No. 11613. If the owner elects to voluntarily upgrade the building to the retrofit standard in this subsection the building will be removed from the City's potentially hazardous URM list.

Seismic Strengthening Schemes**Structural Mandatory Work****Base Estimate:**

1. Remove and replace 5" L of tile roofing around entire perimeter for access to roofing framing; assume 25% ± breakage and replacement with in-kind matching tiles.
2. Remove and replace plaster ceiling in basement around entire perimeter for access to floor framing.
3. At floor and roof levels add wood blocking, steel connections, bolts, etc. around entire perimeter of masonry walls, per structural details.
4. Brace two chimneys with steel angles, straps, and angle brace back to roof.

Structural Voluntary Work**Base Estimate:**

1. Remove and replace 5" thick gunite above walls in interior of walls, including new footings, coordinated with floor and roof framing.
2. At floor and roof levels add wood blocking, steel connections, bolts, etc. around entire perimeter of masonry walls per structural details.
3. Replace interior finishes as necessary. Include allowance for interior plaster finish and details on and around new gunite walls to match existing.
4. Remove, modify, and replace hookcases around new gunite walls.
5. Remove existing ductwork for new gunite.

W004.001 MILLER, A/E/C/A PAGE SHEET 1/2/14

OAKLAND PUBLIC LIBRARY (MILLER AVENUE LIBRARY)

FACT SHEET

HISTORY

Name: Oakland Free Library (Miller Avenue Library)
Address: 1449 Miller Avenue
Construction Year: 1918
Designation: Carnegie Library
Architectural Firm: John J. Donovan & C.W. Dickey
Landmark: City of Oakland Landmark status was bestowed on the building on November 4, 1980. (LM-50-3260 Ordinance 9996 CMS)

BUILDING DESCRIPTION

Building height: Two (2) stories. Building has a ground floor, 4,330 sq. ft.; and a first floor, 4,333 sq. ft. Total square footage 8,660.

The building is a "T" shaped Spanish style building with ornate wood detailing, wrought iron handrails and iron lamps. It is a two level unreinforced brick masonry structure. It has two roof levels. Floor to ceiling heights for the upper floor areas are 15'-0" at the reading rooms and lobby and 9'-6" in the flat-roofed office/kitchen area. The lower level floor has three different levels, with ceiling heights of 10'-0" at the main part, 12'-0" at the auditorium, and 8'-0" at the rear storage area.

The building is currently vacant and has been vacant for the past three years. During a recent walk through of the building by Library Management and Facilities staff it was noted that the building has no significant exterior cracks to the masonry walls, and the floors appeared level with no cracks in the concrete. However, it appears that water has intruded into the building over a period of time, which has caused the floor sheathing to decay at the ground floor level. The construction in this area is concrete slab-on-grade with wood sheathing over the slab-on-grade. The construction was the same in the Golden Gate and Temescal Branch buildings, which also experienced the same level of deterioration in the ground floor auditorium.

SEISMICITY

In 1995 the City of Oakland Architectural Services Division contracted with Noll and Tim Architects for a feasibility study of the facility to determine the range of structural improvements required for the building based on existing codes and the Unreinforced Masonry (URM) Ordinance. The building is located approximately 3.5 miles east of the Hayward Fault.

WORDSWORTH MILLER AVENUE FACT SHEET 0701

Ordaz, Karely

From: Jorge Lopez [mailto: [REDACTED]]
Sent: Wednesday, July 10, 2013 12:48 PM
To: Ordaz, Karely
Subject: RE: Library Building on Miller

[REDACTED]. Thanks

On Jul 10, 2013 12:46 PM, "Ordaz, Karely" <KOrdaz@oaklandnet.com> wrote:

Mr. Lopez,

I forwarded this email to Claudia. Noel is also aware. He was actually trying to contact you this morning and got a hold of Sandra. Can I have your cell phone number so he can directly get in contact with you?

Thanks!

From: Jorge Lopez [mailto: [REDACTED]]
Sent: Monday, July 08, 2013 9:25 AM
To: Ordaz, Karely
Subject: Library Building on Miller

Karely

Hope all is good with you.

I met with Noel and we talked about an empty library building off International on Miller.

I wanted to confirm with him that I am interested in taking a look at the inside and seeing the possibilities.

I am out next week, but maybe you can talk with him and see what he thinks should be our next step.

Thanks.

--

Jorge Lopez

Executive Director

Amethod Public Schools-

PATH Academies

345 12th Street - 2nd Floor

Oakland, CA 94607

[REDACTED] Office

[REDACTED] Fax

[REDACTED]

[REDACTED]

"Honor Hard Work"

Gallo, Noel

From: Urban Releaf <[REDACTED]@yahoo.com>
Sent: Wednesday, March 13, 2013 11:37 AM
To: Chan, Ada
Cc: Gallo, Noel
Subject: Re: procedure for interested parties to see Miller Library - THIS WEEK

Good morning Ada,

Thank you for providing Ava Jordain's contact information. I did speak to her briefly about arranging a time to view the Miller Library, and she is looking into the policy and procedures.

On Saturday, April 20th, we are doing a large scale earth day event with Unity Council and community members. Our Architect Eleanor Torres has agreed to visit Oakland and assist with this event. Could we coordinate a library visit for Friday April 19th, to include Urban Releaf, Councilmember Noel Gallo, and Councilmember Rebecca Kaplan?

Best Regards,
Joann Do
Operations Manager

Urban Releaf
835 57th Street
Oakland, CA 94608
(510) 601-9062

From: "Chan, Ada" <AChan1@oaklandnet.com>
To: Urban Releaf <[REDACTED]@yahoo.com>
Sent: Monday, March 11, 2013 11:00 AM
Subject: RE: procedure for interested parties to see Miller Library - THIS WEEK

238-6363 is the number for Ava Jourdain, the director of Real Estate.

From: Urban Releaf [mailto:[REDACTED]@yahoo.com]
Sent: Monday, March 11, 2013 10:56 AM
To: Chan, Ada
Subject: Re: procedure for interested parties to see Miller Library - THIS WEEK

Hi Ada,

Hope you have a nice weekend. Do you have a phone number for Brook Levin? We are still interested in viewing the Miller Library today.

Best Regards,
Joann Do
Operations Manager

Urban Releaf
835 57th Street
Oakland, CA 94608
(510) 601-9062

From: "Chan, Ada" <AChan1@oaklandnet.com>
To: "Blackwell, Fred" <FBlackwell@oaklandnet.com>
Cc: "Levin, Brooke A." <blevin@oaklandnet.com>; "Jourdain, Ava" <AJourdain@oaklandnet.com>; [REDACTED]@urbanreleaf.org; [REDACTED]@yahoo.com
Sent: Tuesday, March 5, 2013 4:00 PM
Subject: procedure for interested parties to see Miller Library - THIS WEEK

Hi Fred –

Following up on your conversation with Kemba and Kevin in January, and our agreement to find a procedure for groups to get access to view vacant properties.

Urban Re-leaf is looking at going for a Prop 84 Greening Project grant for building acquisition funds and specifically for the Miller Library
The grant proposal is due in April, but their architects that specialize in Historic Preservation will be in Oakland **this week.**

Is there anyway they can get access to the building either this Friday March 8th or Monday March 11th?

Ada

Ada Chan, Policy Analyst for
Oakland City Council Member Rebecca Kaplan
1 Frank Ogawa Plaza
Oakland, California 94612

Phone: (510) 238-7083
Cell: (510) [REDACTED]

From: Chan, Ada
Sent: Thursday, January 10, 2013 1:26 PM
To: Levin, Brooke A.; Blackwell, Fred
Subject: reminder: development of a procedure for interested parties to see vacant city properties

Getting calls about the Kaiser Convention Center and the Miller Avenue Library

Ada Chan, Policy Analyst for
Oakland City Council Member Rebecca Kaplan
1 Frank Ogawa Plaza
Oakland, California 94612

Phone: (510) 238-7083

Cell: [REDACTED]